

1. Negotiate with Lake City School Occupants (Applewick) to open their facilities to the neighborhood.
2. Community buildings clustered around an urban landscaped plaza will last only until some business needs the space. Look at what happened to the West Lake Mall. Pine Street now runs right through it.
3. I can support civic core development Phase I and II. I strongly oppose significant increases in population density through addition of multi-story housing however, and cannot support Phase III. Congestion and traffic are already too heavy.

LAKE CITY WAY

CHARACTER

1. I would like less development near Lake City Way and 95th.
2. Focus on smaller scale.
3. Billboards kept to a minimum on Lake City Way. Other business signs kept to a minimum.
4. I would like to see benches installed along Lake City Way for use by the elderly. Would encourage more walking and shopping by senior citizens.

TRAFFIC AND PEDESTRIAN USE

1. A sidewalk is desperately needed on the west side of Lake City.
2. Sidewalks and landscaping all the way down to NE 145th [on L.C. Wy.] (Don't see a map reference to this comment.)
3. Separation of traffic to and from Bothell from local center traffic.
4. I'm worried that the plan does not address the increasing rush hour **traffic** on Lake City Way which will worsen with the growth of Bothell and **Kenmore**.

Instead the plan eliminates "cut through" traffic, making arterial traffic worse. More arterials?

5. Do something about crossing Lake City Way mid-block and other places **along** Lake City Way – Now!
6. Put SR-522 below street level, cap it, like **Mercer** Island.
7. Improve Lake City Way to create a pleasant, safe boulevard that accommodates both local and through **traffic** and transit as well as pedestrian use.
8. Street plantings and trees are not pedestrian friendly on busy streets. They should be removed.
9. The major problem with stores along Lake City Way is Highway 522 and **there's** nothing that can be done about that unless you figure out how to put the whole thing in a tunnel from Interstate 5 to the city limits. This entire street is for **the** most part a used car lot and if you retain most of the existing driveways and **street** parking then there will be little or no room for any beautification of the street. No matter how many trees and plants there are along this road it will **be** full of automobiles making noise and creating exhaust gases making it an unpleasant place for pedestrians. There are other places in Seattle with **small** shops, as you have imagined for Lake City, that do not have this problem with traffic and never will since they are not on a major route for commuters.
10. **The** proposed 522 changes were presented at a planning meeting Monday night, November **16th**, but not offered to the public on Saturday, November **2nd**. I think this proposed 522 change could drastically affect the HUV plan and possible overflow to **35th** Avenue NE. Why wasn't it available Saturday **1/21** (Validation Meeting)?
11. Now if you can change **traffic** on Lake City Way to **1/2** it would be perfect.
12. I'm concerned about the impact on traffic which may use **35th** Avenue as an alternate route instead of going thru the new urban village congestion.
13. This may be petty, but there should be no plantings where there are lots of pedestrians and busy streets. Safety is more important than beauty. Median

should not be installed, but if they are there should be no plantings. Safety first. Try seeing pedestrians between 30th NE and NE 127th on Lake City Way.

Regarding noise and air quality; plantings and trees in the narrow space available will have no noticeable reduction in noise. Worse yet they will reduce air circulation which will increase air pollution.

OTHER

1. Contracting needs to be "fixed cost" not open ended.

BUSINESS AND ECONOMIC DEVELOPMENT

TYPE OF BUSINESSES

1. Small local restaurants are important. Toyoda Sushi is our favorite place in Seattle. Make sure they come out okay.
2. Lake City must reduce "auto-oriented businesses". Their presence invalidates planning for increased transit usage and pedestrian-friendly environment.
3. How can we prevent the loss of small, local businesses such as Sport **Haus** in favor of larger less locally relevant business such as Foot Locker? When the area is revitalized won't rents go up and drive out small shops? Won't we just turn out to look like a cookie-cutter commercial area?
4. No more apartment houses in our area. Allow some selected light industry in the district.
5. Lake City has far too many car lots and not much for people in the neighborhood to do. Are there any plans to put in a movie theater at some point? Something like the Crest would be really nice.
6. Attract new interesting businesses with some type of tax-breaks. (if that is legal.)
7. Recruit a Variety of businesses that are more attractive, inviting. - 7
8. I like the idea of more variety of business and of more sports recreational places.
9. Maintain the variety of jobs and buildings that Lake City has. Try to avoid what is happening at Lake Union and Fremont, which is gaining a lot of technology jobs and losing some unique and interesting buildings.
10. Minimize franchise businesses.

11. There is no theater (multi-plex). Perhaps a roller/ice skating rink. There net to be something to do besides football, baseball, and basketball.
12. Concern for the proper development of **135th** to **145th**. Discourage more car dealership development, need more diversity of businesses with mixed use.. Suggest pedestrian plaza, which encourages interaction and a sense of community
13. Need more recreational, entertainment type of businesses.
14. Need shops.
15. Business attracting? (type) High attractiveness of business.
16. Look at U-Village! Nice! Please encourage useful and attractive businesses the Lake City Way core. Pawn shop, **Xotic Tan**, auto parts-YUCK! I don't to Lake City.
17. In the business area, have a consistent architecture style through out LAKE CITY-update all store fronts to conform-look at University Village.
18. What do you plan to do with what **LAKE CITY** is now? Car lots-new and o topless dancing and low income housing. I think you're dreaming-I forgot stores.
19. It would improve the business district if a major institution would locate something there, maybe University of Washington, Safeco, etc.
20. Please consider the wonderful job done at U Village and incorporate the bea of the work done there to our area. The outdoor eating areas and flowers a resting spots.

ADULT ENTERTAINMENT

1. Improving the business district's image will be impossible with "Rick's" toples bar as well as a **Déjà vu**. Until these "businesses" are gone, Lake City's ima will not.
2. Like the improved image taking away Rick's Night Club and Adult store **would** help. Replace **withPCC**, World Wrap, coffee store, movie theater, vegetarian restaurant.
3. Yes, this neighborhood needs to be revitalized. However, we need to pick **an** choose what kind of business we want in our neighborhood. Such **businesses** as Rick's Nightclub, used car dealers, and huge billboards are eye sores to t neighborhood.
4. No sex shops.

5. Rick's Topless Bar and the Love Boutique need to go -we don't need sleaze here.
6. Lake City does need upgrading. Get rid of the tavern atmosphere.
7. P3 "provided. . . .**environment**" – danger of misunderstanding this to be? Perceptions
8. Nothing in your guidelines seems to address this question: Do Lake City residents think that adult "entertainment" businesses (e.g. Rick's Topless Dancing and Adult Love Boutique) contribute to the quality of the neighborhood or detract from it? And, if the latter, how can they be discouraged?
9. Such businesses as Rick's Nightclub, used car dealers, and huge billboards are eye sores to the neighborhood
10. Hope what you mean but cannot come out and say is that you will get rid of Love Boutique, topless dancing, and Value Village, etc. Most of the businesses need to be upgraded.
11. Get rid of less desirable businesses/topless clubs.
12. I am very excited to see Lake City get a long needed face lift. This could be such a great area with some clean up. I would love to see the seedy businesses go and the parks developed. Also more police patrols to cut crime.
13. Focuses away from residential single-family. Two income housing now in area has created increased crime in the area. Check your police records. We are afraid to go out at night around here and after during the day. Get rid of **scummy** businesses on Lake City Way, Exotic Tan for one , please.
14. What about used car lots and burlesque theaters near family neighborhoods?

BILLBOARDS, SIGNAGE

1. 2.4 Strat 3. C: Including no billboards" – There are currently laws, permits, and fees; not a **pet[?]**
2. The business district will be more beautiful with consistent, tasteful **signage** and no billboards, garrish signs, flashing signs. This cannot be voluntary, but must be required of all businesses in order to be fair. Now the businesses seem tacky looking and Aurora-like.
3. Kiosks and bulletin boards.

4. Keep signage flexible, allow in back.
5. We need strict control over signs and billboards throughout the Planning are

CHARACTER, IMAGE, BEAUTIFICATION

1. I'd love to see Lake City become more "up-scale" a place people are proud to live.
2. Whatever you do, please try to help Lake City become more attractive and a looking like Aurora Avenue areas.
3. The only way you will draw shoppers to develop a theme and stick to it, i.e.: University Village, La Connor, Leavenworth, Downtown Edmonds.
4. Concern for visual improvement of business district and attraction of more to retail shopping.
5. 127th looks good by the post office.
6. Need design overlay to ensure proper development.
7. Business attracting? (type) High attractiveness of business.
8. If the main concern of the business community is to increase their business, then they should figure out for themselves how to grow. The biggest problem they face is the close proximity of Northgate and the stores of Lake Forest park with ample parking for automobiles. Even if you figure out how to acquire so central parking, most people will not want to walk outside for any distance to to a store. If you don't believe this, look at where all the early shoppers park Northgate.

AUTO DEALERS

1. Keep Bill Pierre from expanding and make his agents obey the traffic and auto licensing tag laws, Keep them off our neighborhood streets.
2. We must rid our area of the car lots.
3. Keep Bill Pierre out of our children's neighborhoods, please. Do not allow Bill Pierre to expand. Lake will be made more livable by getting the car dealers to obey the speed limits and auto licensing tag laws in our neighborhood.
4. Noise and visual "clutter" by Lake City car dealers.
5. Make car lots more visually pleasing.

6. Noise – car dealers. Hiram backs up to used car lot northbound off Lake City Way. Compliance with height (**balloons**), **noise**, and parking on streets by dealers.
7. What about used car lots and burlesque theaters near family neighborhoods?
8. Compliance issue for car dealerships with encroachment on to public right of way. Say they own street, just nice to let people drive on it. (Hiram Place – Bill Pierre). Also with visual advertisements such as balloons at over height limits. Excessive noise/visual pollution.
9. Like trying to lessen over-emphasis on cars. :

MISCELLANEOUS

1. 2.10, Strat 1, A: “Seek to substitute...**commercial**” Is this correct? These zoning items contradict zoning only when exceed residence point jobs goals.
2. Side Streets off Lake City Way need protection from being taken over by commercial enterprises. Note 25th Ave NE and NE 125th.
3. Do not overlook increasing tax base. Community business/residential units. Business are usually small, poor located and fail. We are taxed too much already.
4. High density in core may bring high rents without jobs. How do we bring jobs?
5. Attract new businesses and employees to the Lake City business district and stimulate private commercial investment.
6. Recruit business.
7. Anything is an improvement upon what Lake City is now – home to strip malls and welfare housing, and drug dealers. – get rid of those and you might have a decent environment for business and family. Anything short of that – you’re wasting time and taxpayers money. Thank you.
8. More emphasis on economic development and multi-story – multi-use in blue zone (169)

9. Don't get too rigid with business requirements; Example you are allowing signs on backsides of buildings, that's good. Don't create so many restrictions that businesses can't comply and you end up shopping in Bellevue.
- IO. I think the most important/significant thing that can be done is to improve the business district and develop the civic core.
- 11 .The major problem with stores along Lake City Way is Highway 522 and there's nothing that can be done about that unless you figure out how to put the whole thing in a tunnel from Interstate 5 to the city limits. This entire street is for the most part a used car lot and if you retain most of the existing driveways and curbside street parking then there will be little or no room for any beautification of the street. No matter how many trees and plants there are along this road it will still be full of automobiles making noise and creating exhaust gases making it an unpleasant place for pedestrians. There are other places in Seattle with small shops, as you have imagined for Lake City that do not have this problem with traffic and never will since they are not on a major route for commuters.

HUB URBAN VILLAGE

SUPPORTIVE

1. Yes on HUV if it will be controlled growth and density.
2. Yes on HUV if it means seceding from Seattle.
3. A yes vote (for HUV) only until we figure out the costs to taxpayers.
4. Yes [for HUV] if growth is truly inevitable, establishing boundaries now **should** help control it.

NOT SUPPORTIVE

1. No urban village – it equals greater density!
2. The HUV is wrong for this neighborhood.
3. No urban village because the area has already become much too congested. More people will only make it much worse. For many, many of us the cost will be too great and we will lose our homes.

4. We don't need an urban village.
5. A really stupid idea, but I am sure it will be crammed down our throats.
6. No HUV!
7. NO! The car dealer is allowed to expand.
8. No HUV, we are part of Seattle.
9. No HUV, because of the number of normal private lots (62-7200square feet).
10. No HUV because of the environmental impact this designation will incur.
11. [No HUV] more people, more cars, same room.
- 12.No, we don't want a hub urban village in Lake City.
- 13.The HUV is experimental and risky.
- 14.HUV has too many unknowns.
15. The HUV is just another example of bureaucracy taking over our lives.

GENERAL

1. Your recommendation for HUV acceptance is pretty unenthusiastic.
2. Assume that the "Plan" shown involves a taking of private property by the government (essentially a taking at gunpoint). I sincerely hope that NONE of what you suggest ever happens.
3. Why do we need the urban village concept at all?
4. I've got mixed feelings on the HUV.
5. Urban Village is clearly a euphemism, but could it be any worse than Bill Pierre Row??
6. Leave us alone, we moved out here because we did not want to be "citified". Lake City is just fine the way it is.

7. HUV will create a slum. Too much low-income density already present. Increase existing traffic congestion in area.
8. My concern [about HUV] is the impact it will have on surrounding neighborhoods.
9. My main concerns. Keeping a neighborhood feel. Parking and sidewalks; to much growth into residential areas.
10. The HUV isn't really going to matter.
11. The plan is okay thru Phase II as a beautification and improvement plan for Lake City, but Phase III is totally out-of-line and awful – it tears down every building in Lake City and puts in very tall buildings to try to cram in everything and then it blocks out the light.
12. Overcrowding is overcrowding! Just say no to overpopulation! There are limits to habitation. Much lower than you have set. These projects are adverse to welfare. Reducing the budget in entire city limits unless every portion and segment is equally impacted by overcrowding. These plans are inherently, unequal and discriminatory, thus unlawful. STOP THE MADNESS! It has been done in Santa Cruz and Chula Vista in California. Read Discover Magazine, November 1997. P 68.
13. I am concerned about the urban village approach bringing more high income and big development. This city does not need to lose one of the last affordable neighborhoods to more greed.
14. Increasing high density housing in an area that already has so much high density housing might not be good. Ensuring new buildings keeps to current character of neighborhood.
15. Reduce the amount of projected density.
16. I have no opinion on the HUV because I don't have enough info. I'm concerned about the high density housing proposed by the HUV. We already have severe traffic problems and I feel the HUV will increase the traffic problems. It is a "head in the sand" view to think that the people living in the HUV will work the;

Is there a way “pros and cons” of large vs. small HUV could be sent to the neighborhood households prior to December 16th when we need to decide?

17. [The HUV] is fundamentally flawed, you will never be able to achieve “live were you work” you will not be able to draw non-service commercial activity to an area so far north of the downtown core. You will accomplish building a West Lake Center or University Village look and feel to the L.C. corridor. This will result in all high rent buildings both commercial and residential and will force all the remaining affordable housing out of the Northeast end of Seattle (unless you consider rent control). So all you will accomplish is a demographics change where upper class live in condos inside the HUV and commute to downtown to work and all the service workers for L.C. commute from NW Seattle to L.C. I would believe that 80' zoning was not what people had in mind when they moved into this neighborhood.
18. Change the concept of neighborhood.
19. Do not belt the HUV with greenbelt. Use spoke effect.
20. HUV proposal is too vague.
21. Emphasize use of Design Review Board to make developers stick to plan.
22. Do not grasp concept well enough to offer opinions.
23. [Need] entertainment in the core.
24. **There** are no guarantees that this [HUV] approach will work or improve things.
25. **Thought** there was a medium one [HUV].

SIZE OF HUV - SMALL

1. Should start with smaller HUV, if we're unsure – start small!
2. Should try smaller version of the HUV first to see what positive and negative things come out of this proposal.
3. Use “Small Urban Village” plan.

4. Try short version first then go from there.
5. Try smaller version first see how it goes.
6. Start with smaller plan – see how it goes. We hope that the plan will not drive out the small “mom-n-pop” businesses; is there going to be efforts to protect them? (e.g. keep rent prices low?).
7. Smaller version will be more compatible with the plan for nature/business combination.
8. I prefer smaller [HUV] until dollars are available.
9. The smaller plan may help to select out areas of the plan to be improved upon giving future planning (larger area) better implementation.
10. HUV only if it is the small-one.
11. I prefer the smaller version.
12. Start small, then expand.
13. Need to try it on a small scale to find out pros and cons.

SIZE OF HUV - LARGER

1. I thought there was a medium one [HUV].
2. Actually, I prefer a medium-sized village, but can accept the larger concept. like the new Civic Core concept.
3. The HUV is too vast and far-reaching.
4. Prefer the larger HUV because it will spread the impact.
5. I feel the larger version will attract more businesses which will give us a strong economy, but not sure its realistic given Northgate is so close, but yes, start the Core Plan!
6. Larger now as smaller village would probably need expansion soon.
7. Still too small boundary HUV 120th-130th Street.

8. The larger plan looks more like urban sprawl than an urban village.
9. If we accept larger size we must get City commitment for acquisition money for community center and parks crucial.

ZONING

1. [I like best] no zoning changes.
2. Rezone for areas already de facto rezone (possible **upzone** or inclusion of some SINGLE-FAMILY in **HUV**).
3. Want transition single-family to multi-family.
4. Keep high density in commercial land (already zoned high density) and leave single family zoning alone.
5. Overlay zone.
6. P.1 and P.2 make a re-zone for good purpose impossible; P.2 only makes sense with the small HUV.
7. I don't think mother-in-law units should be limited to the HUV. I don't think multi-family units should be required to be "mixed use" in the HUV – it's not realistic. It makes more sense to have this requirement in the "downtown" area, but not HUV.
8. The non-HUV areas need a little less restriction on up-zoning. The proximity to mass transit is not enough. Hopefully, zoning can use neighborhood input in addition to other sources.
9. [Re: **HUV**] Zoning okay, but don't want govt. funded housing.
10. [**HUV**] does not address potential zoning changes to SINGLE-FAMILY neighborhoods, the effects of boundaries are larger than lines on paper.
11. Please leave 27th Avenue north of 127th single family.

12. Big concern: short plats of 5,000 sq. ft. SINGLE-FAMILY.

HUV SINGLE FAMILY ZONING

1. HUV may bring hi-rises. Don't want to see that from single family.
2. Protects single family outside HUV but not within HUV.
3. Keep areas currently zoned single family out of HUV, except by request of: residents (they may request to be included).
4. No single-family areas to be included in HUV.
5. Be more clear re: **what** happens to S.F. inside HUV?
6. Definition of what can and cannot happen to single-family residential (SFR) that fall within HUV is extremely unclear. There need to be extremely strong limitations to effectively changing the zoning (i.e. not calling it changing zone but allowing SFR lots to become multi-family housing.) Otherwise, the **spec** of lone houses on SFR lot hemmed in by townhouses or other multi-family dwelling surrounding SFR lots, may become a reality.
7. No more high density in SFR zoned areas – keep single family.
8. Idea: Leave all single family out of HUV boundary and let single family **app** on individual basis to be included.
9. Lack of protections for single family inside HUV therefore, **31st** NE should remain single family outside of the HUV.
10. Exclude single family residences from HUV.
11. No increase in density in single family zoned.
12. Exclude all single family zoned areas from the HUV.
13. Include single family area along NE Northgate Way and rezone appropriate. Possibly NC-I-30 at 2448 NE Northgate Way and L-I at other locations.
14. Resident on **31st** Avenue NE in single family home wants'to be outside the HUV.
15. Limit it to non-single family zoning.
16. Not enough protection for single-family being next to commercial **developme**

17. Only single family homes should be built on single family zoning, even within the Hub Urban Village boundary.,

MULTI-UNIT DWELINGS

1. We have too many apartments already. Increased density has brought lower income residents and increase in crime. Like the apts north of 135th along 32nd Avenue, Lake City Village and other apts south of 125th on 28th NE (south of library).
2. I would like to see more duplex and triplex zonings especially my property at 2743 NE.

BOUNDARY LOCATION

1. HUV Boundaries east side: Make sure HUV boundaries are west side of 35th Ave NE where Little Brook Creek is located.
2. What is in/out of HUV? 28th-30th, south of 1 15th? 45th affects.
3. Make sure HUV boundary ends on west side of the 35th Ave NE; do not encroach on Little Brook Creek with more density..

DESIGN REVIEW

1. Please make it handicap accessible.
2. What is the benefit? If it were to be successful, every development would need design review and neighborhood approval.
3. I am concerned that apartment buildings within the HUV will have to include commercial on the ground level – this is unrealistic requirement if “larger version” is adopted.
4. I don't see enough attention to parking. For example, all apartments should be required to provide 1 1/2 spaces per unit in a garage level of the structure.
5. Folks become enamored of spiffy architectural drawings of what something might look like after you've spent \$250 million of someone else's money. I prefer the ad-hoc “messiness” that arises naturally thru development: maintain the infrastructure that currently exists and improve incrementally thru LIDS development requirements and capital involvement programs.

6. In the business area, have a consistent architecture style throughout Lake City and update all store fronts to conform – look at University Village.
7. We need some controls over signs and billboards. Perhaps enforcing preservation regulations are enough.
8. Add small businesses (under SEPA trigger) to Design Guidelines.
9. Find a way to put TEETH into Design Guidelines.
10. Need to change law to allow sandwich boards.
11. HUV with design standards and dollars for open space acquisition.

ART IN PUBLIC PLACES

LAKE CITY WAY

1. Please, replace the unlovely “saber pierced rocks” in your plan. We’ve tolerated them long enough.
2. Please do not spend money on crazy art projects, i.e. Lake City Gallstones on Lake City Way and entrance to business district-they are an embarrassment.
3. Get rid of Lake City Way ‘Potatoes’.
4. Need a de-accession policy for artwork on SR522 in commercial area in Lake City.
5. Get rid of fake rock art.
6. Please do not include the awful “art” potatoes that are now in place in the median in Lake City.

OTHER

1. I hope future projects don’t result in the kind of ‘hoakie’ conglomeration of ideas that went into the Meadowbrook [Flood Control] Pond area. In my view, it is an “eclectic mess”. Hopefully the community will find a way to emphasize nature in that beautiful location and hide or replace Man’s feeble attempt at “art”.
2. No more art murals: I think it [the plan] is a great idea, although Cedar Park and Ford Repair are awful eyesores. Put the Civic Park at those locations!!

HOUSING

MULTI-FAMILY

1. Too much interest in making this area all multi-family housing.
2. Too much multi-family housing.

3. I am against more multi-family housing. I am in favor of a new **pedestrian-**friendly retail core with green spaces.
4. The HUV plan places too many multi-family residences in single family residential neighborhoods,
5. There are already enough multi-family housing units in the area.
6. Might potentially change zoning to allow additional multi-story housing, 2 story townhouses are okay.
7. Single family zoning must be protected to prevent the kind of housing being built and keep from infiltrating residential areas.
8. Please, no more multi-family buildings.

AFFORDABLE HOUSING

1. I would set specific goals to meet for affordable housing.
2. I have concerns about lower-income families being pushed out of the area, unable to afford to live in the new housing complexes. Have you considered integrating low-income housing into the new plan?
3. More affordable housing/townhouses/duplexes — less apartment buildings. Include better bus stop shelters with benches.
4. We should think about the quality of non-single-family housing. I'd like to see affordable, quality housing that is aesthetically pleasing (both inside and out), gets good light, has character, etc. Especially for renters.

GENERAL

1. No single family areas should be rezoned for higher occupancy.
2. Increased housing density should be limited to the Lake City Way corridor.
3. I think mixing residential area with condos or apts is a big mistake -there are never enough parking areas with condos, apts. Therefore the street parking is a horrific place. Stick to residential zoning.
4. Pressure landlords to upgrade, clean... fines?
5. There will be enough housing in additional apartments and condos.

6. The village encourages more rental housing. Renters are not vested in build the community like owners are. Renters are transitory, high turnover.
7. Keep rents low. Helps keep costs of living down.
8. Is Senior Housing included?
9. We need zoning laws enforced. The house in Lake City do not blend. I'm re to purchase, but hesitate due to zoning issues. Too many large homes built next to small bungalows.
10. I'm concerned about low-income housing and changing my neighborhood 14 and 30th into "multi-family zone". Street drainage terrible, property taxes too high compared to amenities.
11. Lake City has accepted it's reasonable share of low income housing. I fear more may cause the whole urban village plan to fail.
12. Too many apartments, condos, or poor housing.
13. Make sure single-family housing areas stay that way so individuals and famil in house not push and taxed out of area.
14. As far as housing, the market will determine what and where new houses are built and what they will cost. There isn't much empty land for new housing in this area so most of the newer housing will be built on land that once contain older homes. Look at the apartments that have been built on 15th Avenue NE on land that once contained single dwelling homes.

INFRASTRUCTURE AND DRAINAGE

1. I would be interested in helping get our neighborhoods electrical wires buried underground. It's a beautiful community, but all the wires are an eyesore in our view.
2. If you are to extend 105th to connect with Lake City Way, all utilities should also be extended including natural gas.
3. The streets that gravel was put on are terrible. Why wasn't black top used?
4. Repair roads, put in sewer and water to handle construction since last zone change.
5. The thing that bothers me the most are the open ditches along the streets in this residential areas. T a real danger, as well as a breeding place for marmots. Please address this problem too.
6. Curb and gutter, real drains, no more chip seals, asphalt overlays. Infrastructure not cosmetics. Mor steak, less sizzle!
7. Please resolve the drainage problem in the Olympic Hill neighborhood.

8. First things first, Lake City needs to take care of drainage problems before any more building takes place. Drainage running down neighborhood streets is not acceptable.
9. There is insufficient infrastructure: i.e. street drainage.
10. Remove Lombardy Poplars and Weeping Willows because of sewer and drainage interference.
11. There is a severe drainage problem along **135th** between **15th** and **20th**. It should be also considered/included in the plan.
12. Upgrading the antiquated sewer system on 40" Ave NE to the Lake needs attention.

NATURAL SYSTEMS

1. I have no problems with the efforts to preserve natural systems, but since most of these areas are now in private ownership, then there may be some trouble between your plans and those of the owners. Under "Envision the Future" you say "animal habitats are restored and protected." Just what animals are you talking about?
2. Buy more open spaces while still available. Protect Thornton Creek and our natural heritage.
3. Daylight the creeks wherever possible.
4. Protect natural resources I believe the best way to do that is to forbid public access except in very exposed and developed such as Meadowbrook, and Jackson Park.
5. Please do not promote open space/public access to Thornton Creek near fragile, high bank, transit areas exist.
6. Add old growth tree care in plan.
7. Save neglected Little Brook Creek-daylight it!

OPEN SPACES

NEED MORE

1. Even more green space. You don't show on the map where the Last Open Space in LAKE CITY is.
2. Acquisition of park open space. Get options on that!
3. Acquisition is critical – now when there are some "relatively" cheap properties. Also need stronger design control.

GENERAL

1. Your pretty trees and bushes are nice but blocking off side streets adds to your already bad gridlock. Do any of you drive?

2. We are all "stewards of Thornton Creek" – please see that the plan continues support the restoration of Thornton Creek.
3. Green Space? Cut the blackberries. Can then connect pedestrian way 44th & 45th. Children could then have a small safe play space or informal soccer/grassy area.
4. Adequate park area in NW Quadrant to accommodate increased population equivalent in size to Meadowbrook Complex.
5. Northwest Quadrant: Acquire some parcels where old post **WWII** homes are aging and replace with pocket parks for neighborhood use and child play areas.
6. Obtain the vacant land across the street and north from "Little City Hall" for a pocket park.
7. Pocket parks? Where? Are you considering the Maple Leaf school site (32nd and 100th)? It would be a perfect park and much of the neighborhood support it.
8. City buy ravine to prevent developers building on slopes.
9. Fun to walk and shop means more trees, shrubs, open recreation spaces to create an atmosphere of rural in an urban setting.
10. Truly Ugly Award to 35th/125th detention pond. Looks like a sink hole. Could have been a pond and a waterfall?
11. Great idea except that the City of Seattle can't take care of the parks they have now. Where do you plan on getting the money to obtain and maintain these open areas?
12. Cedar Park as neighborhood designed park. NO mention of Cedar Park School property – since closure this building has been rented (below cost) to private ind. It could be/should be a community resource or sold.
13. More open space/parks in civic core: e.g. a park at Lake City Way and 125th where buildings were recently torn down, with grass and trees, would greatly enhance aesthetics and pedestrian-friendliness of that main intersection.
14. Have park like trails where there is good visibility.
15. Lots of good planning, but if the density is to work and attract people we **must** build in more green open space.
16. Keep Hiram Place as a greenspace. It has a minimum of 43 plant species (Native) including at least 3 which are becoming rare.

17. Improved parks, green spaces.
18. I prefer to see money not spent on concrete. We need to preserve and protect our natural resources and green areas.

GREEN BELTS

1. More open space as green belts.
2. Requiring green belts or buffers between properties: we must not put all this upon only the commercial-business-developers to provide and be required to absorb all costs of giving up property and maintenance of same: needs a method of adjacent property owners to participate.

SCHOOL

1. Upgrade/replace old playground equipment at Meadowbrook and John Rogers. Parks Dept. and Seattle Schools should partner to replace old playground equipment at schools which double as neighborhood parks.

TREES

1. I would like to see more trees planted.

HUMAN SERVICES

1. Senior Center is needed!!!
2. I would rather the \$50,000 be spent on senior services and child care.
3. Address gangs and services for economically disadvantaged.
4. Need a "Volunteer Bank" in the Lake City core.
5. Create a volunteer bank, which is more specific than "north of the ship canal" and is specific to the planning area.
6. Human Services — "north of Ship Canal" volunteer line — develop our own.
7. Recreation — teens.
8. Provide public services adequate to serve current and future populations.
9. What about a health care clinic to serve the denser population and subsidized child care centers?

SCHOOLS

1. Schools: Need Lake City and Cedar Park as schools.
2. Re-open schools at Cedar Park School and Lake City School. Plan for more school children in Lake City.
3. Part of the money should go to public schools.

CRIME AND SAFETY

1. Safety for walkers should be addressed on more streets in Lake City. Also, discourage "adult" entertainment and pawn shops – YUCK! So sleazy on La City Way.
2. Night lighting is very much needed!! There is no safe place to run/walk after dark around here!!
3. Non-working autos are the biggest blight on all neighborhoods. Increase enforcement of codes and regulations.
4. Trim trees around street lights to improve lighting.
5. Parking laws to rid neighborhoods of "dead" cans.
6. Better traffic watching for speeders.
7. Education, safety, street lamps at walkways and bus stops; parking police.
8. Public safety is a matter for the City of Seattle.
9. Police protection for Lake City Way area. We have nightly and weekly marauders on our street, looting, stealing cars. I never see a police car in our neighborhood.

FUNDING

TAXES

1. Stop spending money! Let's lower taxes not look for ways to spend them!!!
2. I am for business development, but I want to do it without business tax breaks or other special **incentiv**
3. Need to cap taxes connected to financing projects to protect current residential property owners.

4. I know you think you're smart, but Lake City will end up like Downtown Tacoma. Big ideas, spend tax money and you will drive out small business, ending up with empty retail, low rent housing and other slum areas
5. More study of tax base needed.
6. Plan provides no time line or cost estimates or source of funds.

PROPERTY VALUE

1. As 1 of the only 2 homeowners living on Erickson Place, I'm very concerned about the effect this all has on my property value in the near and far future. Has anyone considered that aspect of these plans.

COST OF PLAN

1. I have no comment on the plan. It is too costly.
2. Where will the "later spending money" come from? Property tax increase? Donations? Continued City input?
3. Sounds great! How will it be paid for and who will foot the bill?
4. If we accept larger size we must get City commitment for acquisition dollars for community center and parks crucial.
5. Sounds great overall, but awfully ambitious. Where is all the money to pay for your plans coming from? I think the key is to make it easy and attractive to walk from the library to the post office etc.
6. Where did the planning committee come from. They don't have my proxy. Plan does not mention funding for any of this.
7. Where is all the money going to come from? I hope not assessments.
8. You have done an outstanding job in putting the plan together. Implementation should proceed as expeditiously as possible.
9. Need to realize value for each dollar spent and clear evidence of economy of scale if larger version chosen.
10. This is a lovely plan, but it will create more problems in implementation, cost, compromises, maintenance, and impositions on unwilling participants. Who pays for this and who will maintain it and who ensures the homeless won't take over your urban village?
11. On the last page there is an article about \$50,000 that is available to the Planning Committee and you want to use this money to acquire some land

near the Library and Community Center. What I would like to know is how much land are you talking about? The reason for this is in the last year **the** value of my lot has been increased by \$16,500 to a total of \$59,000. This a very small lot 53' by 138' and is not in a very fancy neighborhood, so I **ca** imagine that you will get very much for \$50,000.

12. I'd like to see the Plan more solidified before the money starts being spent
13. Will there be negative impacts for some residents? No one deserves that! No resident should have their home taken or property lines changed or otherwise be impacted.
14. The plan is incomplete. It is good on goals and policies, but lacks any implementation or funding strategies. Still, I commend the efforts of all involved.
15. The plan is fine, if it can' be implemented without extra property taxes, or other. home-owner financial burden. Without a better financing accountability, I can only give limited approval.
16. Everyone loves a dreamer. This concept is fine, but the Seattle City Cour will no way finance over 5% of the plan. The mass transit project will **absor** most available funds.
17. Good ideas, but what is unclear in the presentation is just where the **fundi** for all this *comes* from! Very important! Looks like more than 50 grand.
18. Do not overlook increasing tax base. Community **bus/resid** units. **Busine** are usually small, poor located and fail. Utilize the existing schools (so m of time) for sports, play areas. We are taxed too much already.
19. The HUV is too expensive, how much do you plan to extract from **residen**

OTHER

1. According to the Seattle Times we already have the worst traffic in the USA. You will only aggravate this problem.
2. The HUV is just more government. Even if this is approved nothing will **chan** Just more government over sight.
3. Just do it.
4. All the improvements in **LAKE CITY** are "smoke and mirrors". The city is allowed to change zoning. That's all that is going to happen.

5. There's no such thing as a perfect plan, but we feel this plan has a lot of good ideas.
6. Urban development left to developers alone will lead to failure. In general, apartment dwellers have no voice. Please aggressively recruit and involve homeowners and area residents in the planning process.
7. I like it!
8. Thanks to all the volunteers for time and efforts. Good job! Looks great!
9. Where will the "later spending money" come from? Property tax increase? Donations? Continued City input? Thanks for all the work done. Great presentation.
10. The biggest problem is all the renters this will bring in-they will never be committed to this community. This idea is wrong, wrong, wrong! But you'll win anyway since you've got the money.
11. Need to make better use of area that was burned out this year,
12. Main street was and is starting to look very ragged.
13. Growth is going to happen, and I'd rather see it be planned, not unplanned. Lots of good work involved in this. Thanks.
14. My compliments for this very attractive plan and thanks for all the hard work of the committees that did this.
15. Bravo! Some thoughtful ideas. Safety, accessibility, quiet, privacy, and environmental concerns are all equal. Thanks.
16. I'm really excited to see the plans for LAKE CITY. It will be wonderful to have more of a community feel and look. Thanks for all your planning and work.
17. Go for it. Looks very well thought out.
18. Thanks for a great plan.
19. Go for it about time something done with "Little Old Lake City". I like over looking Lake City Way and the traffic is fast and dangerous. I've lived here 50 years.
20. I think it will improve LAKE CITY to have the urban plan.

- 21 .The plan presented still avoids the major problem of Lake City! As more and more people use Lake City Way as a "through fare" to other destinations, we cannot create a "village". This has not been solved!
22. **Scrap** it and forget it. It's nothing but a political boondoggle. This is a lot of crap.
23. On planning area map-streets designated a "street right of way improvement What does that mean?
24. Difficult to read maps. No name or #s so we don't know how it effects us.
25. No more maple trees, too costly to maintain the sidewalks.
26. HUV needs more local input from residents.
27. Maps are too cluttered **and difficult** to read.
28. Where did the planning committee come from. They don't have my proxy. Plz does not mention funding for any of this.
29. **Sound** great we will all benefit.
30. Looks great!
31. Sounds progressive!
32. It's about time Lake City had some improvements. I say go for it!
33. It is great to see so much preparation for our little area. Will the monorail be part of Lake Cty? What can I do to help?
34. **Thanks** to you for the hard work!
35. I have no idea what urban village means exactly.
36. Really do you think we really need a lot of fancy new everything? It's quite **fine** the way it is. Leave us alone!
37. Incredible! Fantastic work!! Thank you so much. For everyone's hard work thoroughness and creativity!
38. **Thanks** to all of you. Don't let the City die!!!
39. Excellent Plans! Wonder how long it will take to implement.
40. Looks pretty ambitious guys and gals. Good luck.
41. Let's get going and finally see some change and progress! It's time!

42. Thank you for all your efforts.
43. Good luck on making our Lake City more larger and convenient. Please make it handicap accessible.
44. Clarify your plans and I'll look again-how could you make such a basic mistake? (1) Large and small boundary proposal maps are confusing because major cross-streets aren't labeled! I would like to know the boundaries for "not single family zoning". (2) Design pictures show a dismaying amount of concrete-it will be ugly!
45. Distinctive isolation and design of village center (library/community center) from other business.
46. Go ahead with LAKE CITY improvement. Any improvement will be worth doing.
47. It's way past time-congratulations on a great looking plan.
48. The map of the planning area on page 3 was very hard to understand. There were (are) no street designations; the colors of green were not discernable, and what are "critical improvements"? Is Jane Addams still the name of summit K-12? Is Pinehurst the name of AS#1
49. Your survey is very poorly phrased-not without bias.
50. Fabulous! Really looking forward to the improvements. Great job!
51. Good work!
52. If the way 127th Street in front of the post office is an example of your work—scrap it. It's unbelievable that an engineer could do that!
53. Would have appreciated street designations on all maps.
54. Wonderful plans, keep it up!
55. You have done a fantastic job-Thank you!
56. This plan looks really exciting, we hope it is implemented .
57. I admire and applaud the foresight and hard work of all the people that have laboured on the improvement of our community.
58. The only concern I have is that I won't live long enough to see it happen!
59. Thank you!
60. Looks wonderful! Very exciting!

61. Good work!
62. Good idea, good job. Now let's get on with it.
63. Hard to digest everything so it's difficult to make comments.
64. What about removing the no parking signs around **35th** and **125th** so **residents** can park.
65. Please on maps the size of pg.3 put in at least a few street #s-maybe out at the edge. This is a long skinny area to consider and someone living up near **145th** might not know the streets **95th** to **105th**.
66. Why didn't you mark streets on your large Planning Area Map? I won't vote without knowing where these plans are in specific locations. I.e., where is 15 Avenue NE? According to you, you have Sacajewea School west of **15th** NE, not so!
67. I like trying to lessen over-emphasis on cars.
68. You have an enormous task I wish you well.
69. Maps give no direction or designations (i.e., NSEW too unclear about boundaries, no street numbers or names-what have we here??)
70. The plan is okay, but probably a little overboard.
71. The plan is okay thru Phase II as a beautification and improvement plan for LAKE CITY, but Phase III is totally out-of-line and awful-it tears down every building in LAKE CITY and puts in very tall buildings to try to cram in everything and then it blocks out the light.
72. Correct naming of Victory Creek, a tributary to Thornton Creek.
73. Westwood Place 'NE B/t **38th** NE and **41st** Ave NE does not go through **Seattle** maps are incorrect.
74. Enforce leash laws especially people who are trying to deliberately evade by letting pets run free while having leash rolled up in hand. Leash law should be enforced for cats too. They hunt birds and squirrels. \$100 fine?
75. Include all action items from the community. Do not allow one person to eliminate action items.
76. I worked with many citizen groups and they are always controlled by a few and many times misguided by those with business interests or property to develop

77. **Time** does not permit at this writing for full commentary, except to serve notice by this means of intent to offer substantive pertinent and pointed commentary in a manner calculated and intended to be timely for inclusion in the final drafting process for the primary plan text and not limited to or relegated to appendix to the back of the plan buried amongst validation writing comments in some supplementary appendix.
78. Some thought and hard work went into this plan.
79. **This** plan has vision. Get things started already.
80. **This** plan is only as good as the power to make it happen.
81. Overall, this document clearly suggests it was “quilted” together; it needs a single voice.
82. **Shortcomings** I see in the plan make me concerned about other problems I cannot foresee. E.g. **#7** mail drop box is only about 4 blocks from postal station with 4 drop boxes.
83. **[I like]** the bike paths, sidewalk improvements, encouraging density within a core.
84. Method of notice-failure to provide each household with what constitutes a legislative change that affects their property value and livability. The voters pamphlet gives both the abbreviated version and the entire initiative. Why don't the same criteria apply to this neighborhood plan. Land value and tax implications ensue. Where is the **[?]** is how you're doing this? Notice of meetings [should be added] where general public can find out in time-other planning areas did it why not you? Will you change your act-belatedly?
85. **[I like best]** no zoning changes.
86. Really like the Civic Core plan-have concern about bike trail in the Victory Heights.
87. I'd like to see the Plan more solidified before the money starts being spent.
88. It is not **okay...there** is no genuine community consensus-only flawed “consensus” amongst the planners. City Council should remand the plan back to the neighborhood for complete distribution of the long version of the plan and require more than a scant 30 +/- out of 12,500 households participate in a “validation” process. The plan as it stands at this writing if implemented will surely affect use and value of all property. There has not been substantive due process or proper notification. This sets up a Lawyers Field Day situation. Solution: The whole final draft to every household followed by a genuine validation process-read “rote”-of those affected prior to submittal to City Council; arbitrary city driven timelines notwithstanding.

89. It is hard to believe that you have spent five years and God only how much money generating this plan. It appears that you are trying to include **something** for everybody instead of solving one or two problems. The section on page or entitled "Envision the Future IMAGINE," should be entitled "IMAGINE UTOPIA Heaven should be this good.
90. Say something about the growth we've had just since planning began, also us number of proposed projects that are in the pipeline.
91. "More than 400 businesses.. . supports.. ." Those businesses do not support the residents; they may sense them (albeit inadequately), but they do not support them.
92. I hope this does not "tax out" the small businesses (i.e., Bakers)
93. **Anxious** to see this program go ahead.
94. Looks really good.
95. **The** types of business and community facilities should be supporting working families and enhancing our neighborhood to create the image of urban village.
96. What an impressive piece of work already.
97. No more art murals; I think it [the plan] is a great idea, although Cedar Park and Ford Repair are awful eyesore. Put the Civic Park at those locations!! Also implant more islands in arterials to control traffic speed especially on NE 115th
98. I don't see enough attention to parking. For example, all apartments should be required to provide 1 ½ spaces per unit in a garage level of the structure.
99. It's hard for the average person to take this all in. The idea of controlling the inevitable growth is sound, but the details are hard to envision.
100. After 4+ years I expected to see more progress. It looks an awful lot like the original plan. Why don't you stop talking about it and start getting some thing done?
101. Map is poor example: There is no street like the one illustrated for improvement near Sacajewea. Therefore what street is it? The map is not accurate at all. With all the effort put in to the proposal it should be more **correct**
102. We constantly add more cars to our lives. We need to stop spending. In today's world, everyone wants too much. Let's hold moratorium on spending. Proposal take already prohibitive. I am appalled at the money spent in the street and post office, plus it eliminates necessary parking.

103. I'd like to see the residential neighborhoods' surrounding the urban core left alone. They have a more natural feel than other Seattle neighborhoods that take me back to the sense of community of my childhood.
104. Get real! Spend your own money!
105. More planning is better than less planning. I do wonder, however, what will **happen** to the existing businesses within a block or 2 of Lake City Way and NE 125th. Will the city be buying them out? What if they don't want to go along with the plan?
106. It's a great plan you've done a wonderful job. Lake City will be a wonderful place to shop and visit.
107. Congratulations to all who gave so much time and thought on this proposal.
108. What are "street right of way improvements" that are planned for some of **our** residential streets. We should be asked if we want them.
109. After 4 years there should be more specific recommended solutions.
110. Absolutely fantastic-Lake City Way needs to shape up visually-once a different image is set the rest (business, etc.) should follow more easily. Hurrah to all the planners.
111. This seems to be another grandiose scheme by bureaucrats to fatten their pocket books. We know any money spent will go to their salaries and nothing will actually be done!
112. More wooden rocks for Lake City, secede from Seattle...
113. Instead of HUV, spend the money in other ways.
114. Would the urban village and streets be improvements like the bottleneck that took a year to build in front of the Post Office.
115. There are already too many condos and apartments already in Lake City. Too many people cause congestion and poor living conditions.
116. I'd rather support attracting the private sector to Lake City and them investing in our neighborhood instead of taking money from the public interest.
117. There is nothing wrong with the way Lake City Way is now-why mess with it?
118. No more apartment houses in our area. Allow some selected light industry in the district.

119. Actually I prefer a medium-sized village, but can accept the larger concept. like the new Civic Core concept.
120. Wonderful plans for our community. In fact outstanding.
121. I've lived here since 1970 and have no plans to move on. This is exciting and I hope to participate in some way. Thanks for your hard work.
122. Thanks for all your hard work.
123. I am so impressed with the product that has come out of all of your hard work. Very comprehensive very implementable!
124. The plan is very well done and represents a balance of community issues. expected evidence of hockey personal agendas to show up. The plan is very credible. Let's build it!
125. Well thought out. Good plan.
126. Looks like a lot of thought and planning went into this-LAKE CITY needs this kind of revitalization. Thank you.
127. I hope I will live long enough to see this all happen.
128. Get going-the area could be as nice as Bellevue! Which will draw nicer businesses.
129. You all did a great job on this circulation summary.
130. I shall be 77 years old 1-12-99 and am lame, as a result of a massive head injury. The plan won't be finished in my time.

EARLY IMPLEMENTATION FUNDING

Residents of the planning area were asked how the Early Implementation Money should be used. The Planning Committee had suggested that the funds be used property acquisition negotiations concerning a parcel near the Lake City Library at the Lake City Community Center.

Other suggestions from the community included:

1. Plantings look great!!!
2. School projects.
3. Schools.
4. Education.

5. Public schools: (1) safe school buildings, (2) qualified teachers, (3) diversity representation.
6. Improvement of John Rogers School.
7. Improving what's already there.
8. Paving the streets which have been let go for so long filling the "potholes" now won't be enough.
9. Street improvements and crime prevention.
10. Maintenance! Solve spot drainage problems, patch potholes.
11. Better maintenance of sewer system and increased sewer diameters-minimum of 12" diameters.
12. Please don't waste the money.
13. Parks.
14. Traffic control, speeding on 95th.
15. Basic Services.
16. New central library.
17. Study of small business growth.
18. Plantings.
19. Senior Housing.
20. Senior Housing.
21. Reducing our property taxes by at least 25%.
22. Lower my property taxes.
23. Lowering my property taxes.
24. Tax reduction.
25. Paying off bonds.
26. Mandatory fire sprinkler building installations.
27. Better police coverage for LAKE CITY area.

28. Graffiti clean-up.
29. Sidewalks, parks & playground, and drainage.
30. Sidewalks & Security.
31. Sidewalks for school children.
32. SIDEWALKS
33. Road improvement and sidewalks.
34. Sidewalks on **35th** Avenue NE south of the Elk's
35. Sidewalks!
36. Sidewalks.
37. Sidewalks, drainage, street lights.
38. More sidewalks.
39. More sidewalks, please.
40. Sidewalks and street lights.
41. Sidewalks and curbs.
42. Detailed drainage planning.
43. **Tennis** courts, trails, bike trails, wading area, picnicking area, swimming area
44. Removing **traffic** circles and installing stop signs.
45. Street repair and take away chicanes and circles and put in **4-way** stop signs
46. Green space improvements.
47. Drainage system.
48. Drainage systems.
49. Crime prevention.
50. Repair roads, put in sewer and water to handle construction since last zone change.
51. **Acquisition** of park open space, get options on that!

52. Improving neighborhood and the lack of sidewalks and close up open storm ditches with 12" or 14" drain pipes. North and east of 125th and 35th to 145th needs improving. It seems to me everything west of Lake City Way is getting all the attention.
53. Removal of the rounds in the nearby intersections.
54. Please don't spend it all on some study, \$50,000 isn't much money. Starting the Civic Core plan should be the priority.
55. Sidewalks.
56. Sidewalks.
57. Sidewalks on NE II 5th Street.
58. Post office safety.
59. Our children, schools, daycares, a society center, etc.
60. Currently neglected repairs of streets, drainage, etc.!
61. Police cars, Medic One
62. Stopping the project.
63. Schools.
64. Street Maintenance.
65. Don't spend it.
66. Please don't waste **\$50K** in the planning stage. Let's have real progress not just planning. A very small project will build confidence and enthusiasm plus attract more funding.